

High Park, Hawarden, Deeside, CH5 3EF
£335,000 MS11203



DESCRIPTION: If you are looking for a family home in a prestigious position in the centre of this sought after village this could be the one for you. A beautifully presented period semi detached house which stands in generous gardens and comprises:- Bright and airy entrance porch, welcoming entrance hall, two reception rooms, a fitted kitchen, utility room and ground floor w.c. On the first floor are 3 spacious bedrooms and a modern bathroom. Gas heating and double glazing. Driveway providing parking leading to the garage. Established gardens to the front and rear providing lawn gardens to the rear with various eating/patio areas ideal for alfresco dining and entertaining. Viewing recommended.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: Turn right out of the Shotton office and proceed to Queensferry. Continue through the traffic lights to the roundabout and take the third exit to Hawarden. Continue passing the garden centre to the junction with the Highway and turn right taking the third right into High Park where the property will be seen on the right hand side.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271

LOCATION: Situated in the much sought after village of Hawarden which is renowned for its excellent High School, professional services including dentists, vets and chiropody together with boutique style shops and restaurants. A very desirable location with a leafy out look to the rear with railway line beyond.

HEATING: Gas heating with radiators.

ENTRANCE PORCH UPVC front door, two double glazed windows opening to:-

ENTRANCE HALL: Radiator and double glazed window. Wood style flooring and under stairs storage.



LOUNGE: 16' 2" x 13' (4.93m x 3.96m) Radiator and double glazed window. Fireplace with attractive wooden surround with inset electric log style burner. Wood block floor.



SITTING ROOM 12' 9" x 11' 2" (3.89m x 3.4m) Radiator, Tiled fireplace with inset electric log style burner. Double glazed patio doors looking out over the lovely gardens.



KITCHEN/BREAKFAST ROOM: 11' 9" x 7' 6" (3.58m x 2.29m) (plus 5' 9" x 4' 5") Radiator and two double glazed windows. Single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. A Leisure gas cooking range with electric hot plate. Built in dishwasher. Laminate floor.



UTILITY ROOM: Double glazed window, plumbing for an automatic washing machine and wall mounted gas boiler. Door to:-

W.C Double glazed window. Modern w.c and wash hand basin

STAIRS AND LANDING: Double glazed window and loft access.

BEDROOM 1: 16' 3" x 11' 1" (4.95m x 3.38m) Radiator and double glazed window.



BEDROOM 2: 13' 11" x 12' 7" (4.24m x 3.84m) Radiator and double glazed window.



BEDROOM 3: 8' 5" x 8' (2.57m x 2.44m) Radiator and double glazed window.



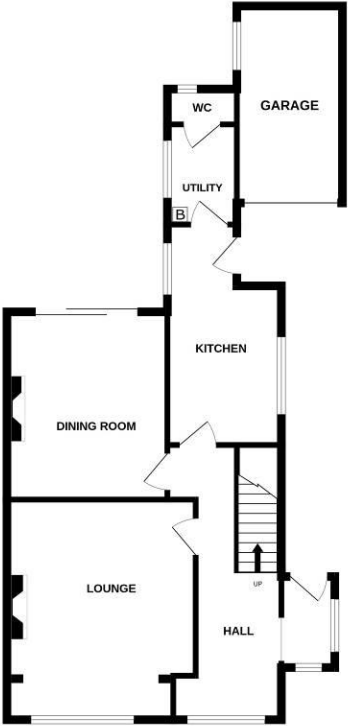
BATHROOM: Heated towel rail, double glazed window, w.c., wash hand basin in vanity unit and panelled bath with shower over. Complimentary modern tiling.



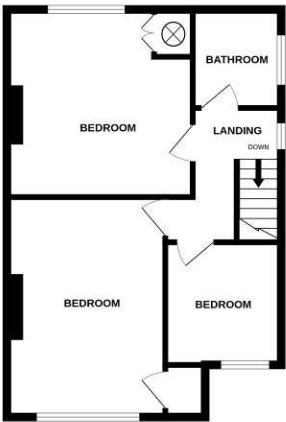
OUTSIDE: The front garden is laid to lawn with established shrubs and plants with a copper beech tree. A drive to the front and side provides parking leading to the garage with up and over door. To the rear are lawn gardens which are not overlooked from the rear and well stocked borders with mature trees and plants including an apple tree and patio areas which are ideal for alfresco entertaining.



GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.



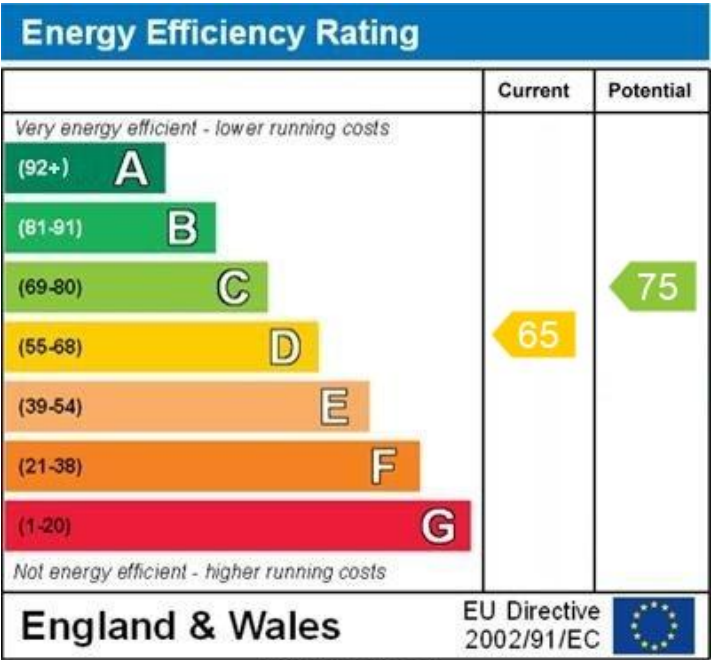
1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1213 sq.ft. (112.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.